003.A	0004	0019.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	667,200	/	667,200
USE VALUE:	667,200	/	667,200
ASSESSED:	667,200	/	667,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	CONLIN PAUL R & ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	19 VARNUM ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DECK MARY K -
Owner 2:	-
Street 1:	19 VARNUM ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Asbestos Exterior and 1062 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	662,800	4,400		667,200
Total Card	0.000	662,800	4,400		667,200
Total Parcel	0.000	662,800	4,400		667,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 628.25 | /Parcel: 628.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 315054
GIS Ref:
GIS Ref:
Insp Date: 01/16/14

PREVIOUS ASSESSMENT

Parcel ID: 003.A-0004-0019.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	662,800	4400	.		667,200		Year end	12/23/2021
2021	102	FV	653,900	4400	.		658,300		Year End Roll	12/10/2020
2020	102	FV	643,800	4400	.		648,200	648,200	Year End Roll	12/18/2019
2019	102	FV	593,900	4400	.		598,300	598,300	Year End Roll	1/3/2019
2018	102	FV	523,400	4400	.		527,800	527,800	Year End Roll	12/20/2017
2017	102	FV	475,700	4400	.		480,100	480,100	Year End Roll	1/3/2017
2016	102	FV	475,700	4400	.		480,100	480,100	Year End	1/4/2016
2015	102	FV	438,400	4400	.		442,800	442,800	Year End Roll	12/11/2014

!15987!

PRINT

Date	Time
12/30/21	21:43:38

LAST REV

Date	Time
11/15/19	13:59:37
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15987

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DECK MARY K,	152-119	1	11/2/2018		700,000	No	No		
LOMBARDI KEITH	126-109		7/16/2013		441,200	No	No		

USER DEFINED

Prior Id # 1:	3034
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2014	Measured	BR	B Rossignol
1/16/2014	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7253																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	34.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.43882120
Adj $ / SQ:	592.435
Other Features:	60874
Grade Factor:	1.00
NBHD Inf:	1.17999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	814246
Depreciation:	151450
Depreciated Total:	662796

COMMENTS

GLA=1062.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	2
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 1062,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	699.07
Special Features:	0	Val/Su Net:	624.11
Final Total:	662800	Val/Su SzAd	624.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,062	592.430	629,166
Net Sketched Area:		1,062	Total:	629,166
Size Ad	1062	Gross Area	1062	FinArea 1062

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

003.A-0004-0019.2

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X9	G	GD	1912	37.02	T	30	102			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:	Total: 4,400